

Document # 4618

6/13/85

MEMORANDUM

6A

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: MUHAMMAD ALI-SALAAM, PROJECT MANAGER, SENIOR PLANNER
MARC WEBB, DIRECTOR PLANNING & ZONING
MAJOR H. LEWIS, ASSISTANT COORDINATOR

SUBJECT: KITTREDGE SQUARE PROJECT, MASS. R-167
FINAL DESIGNATION OF THE BOSTON NATURAL AREAS
FUND, INC. AS DEVELOPER OF 1, 2, 3 ALVAH KITTREDGE
SQUARE A/K/A 1, 2, 3 HIGHLAND AVENUE
PARCEL A-11

The Boston Natural Areas Fund, Inc., has, with the support of the community, written the Boston Redevelopment Authority requesting to purchase vacant land owned by the Real Property Department. This vacant land, 6,885 square feet, is located in a part of the Kittredge Square area which is presently undergoing the rehabilitation of vacant buildings. The parcel of land was developed, as open space, through a grassroot project by the Neighborhood Development Employment Agency in 1984, at a cost of \$13,500. There is a two year agreement, 1984 thru 1986, with the Roxbury Action Program and the Boston Urban Garden to maintain the property. They are both in agreement for the sale and future maintenance of the property to the non-profit Boston Natural Area Fund Inc.

The site has been reviewed and approved by the Authority's design staff.

In order to facilitate the development, the Authority has agreed to accept title to properties from Real Property and designate the appropriate developer.

The Roxbury Highland Neighborhood Association, the Roxbury Action Program and the "Highland 400", who are residents of Kittredge Square, are in support of the National Areas Fund, Inc., becoming the developer.

It is therefore recommended that the Authority approve the attached Resolution recommending the Final Designation of the Boston Natural Areas Fund, Inc., as final developer for 1, 2, 3, Alvah Kittredge Square, Parcel A-11 in the Kittredge Square Urban Renewal Area.

An appropriate resolution is attached.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL A-11
IN THE KITTREDGE SQUARE URBAN RENEWAL AREA
PROJECT NO. MASS. R-167

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, The Boston Natural Areas Fund, Inc., has expressed an interest in and/or have submitted a satisfactory proposal for the development of Parcel A-11 in the Kittredge Square Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That The Boston Natural Areas Fund, Inc., be and hereby is finally designated as Redeveloper(s) of Parcel A-11 in the Kittredge Square Urban Renewal Area.
2. That it is hereby determined that The Boston Natural Areas Fund, Inc., possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by The Boston Natural Areas Fund, Inc., for the development of Parcel A-11 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel A-11 to The Boston Natural Areas Fund, Inc., said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Boston Natural Areas Fund, Inc.
- b. Address and ZIP Code of Redeveloper: 73 Tremont Street, Boston, MA 02108
- c. IRS Number of Redeveloper: 04-2693273
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in _____
(Name of Urban Renewal or Redevelopment Project Area)

in the City of _____ Boston _____, State of _____ Massachusetts _____,
is described as follows²

Vacant lot corner of Linwood Street and Highland Avenue, Roxbury
(known both as 1,2,3 Alvah Kittredge Square and 1,2,3, Highland Ave.)
to be kept open and green forever for permanent neighborhood benefit.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Mass.Ch.180 non-profit charitable

- ☐ A corporation.
- ☒ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
Mass. Ch.180, 5 September 1979 non-profit charitable & educational
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

see next page

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- ~~a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.~~
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
Board of Directors	Norman T. Byrnes, Esq. Gaston Snow & Ely Bartlett
Oliver F. Ames, Director Fiduciary Trust	Richard B. Fowler, Proprietor Robert T. Fowler & Sons
Eugenie Beal, Environmental Consultant	Cecile H. Gordon, Manager, Public Relations New England Telephone Company
Richard E. Bennink, Director The Fund for Preservation of Wildlife and Natural Areas	Herbert W. Gray, Trustee Mutual Bank f/sb
Warren Berg, Senior Vice President Shawmut Bank of Boston	David W. Hoffman, Assistant Secretary Liberty Mutual Insurance Companies
John Blackwell, Consulting Land Planner	Katherine D. Kane, Urban Consultant
	Caleb Loring, Jr., Treasurer Fidelity Management & Research
	Nancy Mayo-Smith Planner
	Rev. Thomas D. Payne, First Church, Roxbury
	Elliot Rhodeside, Principal EDAW, Inc., Landscape Architects
	William J. Smith, Chairman Boston Conservation Commission
	Robert L. Stearns, Vice President The First National Bank of Boston
	Harvey Steinberg, President Beacon Construction Company, Inc. 5)

6. Name, address, and nature and extent of interest of each person or entity who has a beneficial interest in any of the shareholders or investors gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
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not applicable

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

not applicable

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION THIS SECTION NOT APPLICABLE

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

1. If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
	\$	\$

not applicable

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

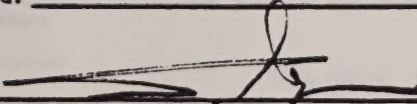
CERTIFICATION

I (We)¹ Norman T. Byrnes

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____



Norman T. Byrnes, Esq.
Boston Natural Areas Fund, Inc.
Vice-President & Treasurer

Signature

Title

Title

c/o Gaston Snow & Ely Bartlett
50 Milk Street, Boston, MA 02109

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



Boston Natural Areas Fund, Inc.

working toward a greener city

73 Tremont Street, Boston, MA, 02108: 617-227-3285

Board of Directors

Oliver F. Ames, Director
Fiduciary Trust

Eugenie Beal,
Environmental Consultant

Richard E. Bennink, Director
*The Fund for Preservation of
Wildlife and Natural Areas*

Warren Berg, Senior Vice President
Shawmut Bank of Boston

John Blackwell,
Consulting Land Planner

Norman T. Byrnes, Esq.
Gaston Snow & Ely Bartlett

Richard B. Fowler, Proprietor
Robert T. Fowler & Sons

Cecile H. Gordon, Manager,
Public Relations
New England Telephone Company

Herbert W. Gray, Trustee
Mutual Bank fsb

David W. Hoffman, Assistant Secretary
Liberty Mutual Insurance Companies

Katherine D. Kane,
Urban Consultant

Caleb Loring, Jr., Treasurer
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Planner

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First Church, Roxbury

Elliot Rhodside, Principal
*EDAW, Inc.,
Landscape Architects*

William J. Smith, Chairman
Boston Conservation Commission

Robert L. Stearns, Vice President
The First National Bank of Boston

Harvey Steinberg, President
Beacon Construction Company, Inc.

ACTION POLICIES

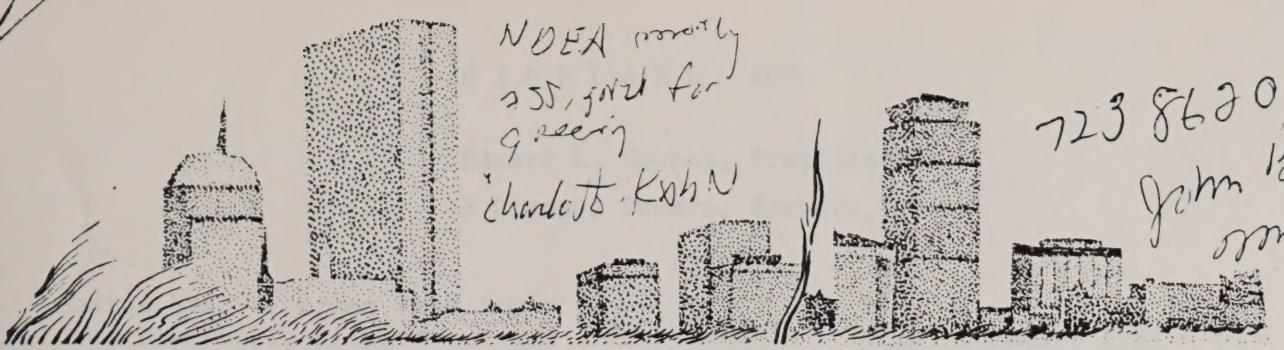
Since 1977, Boston Natural Areas Fund has secured and protected more than one hundred acres in a dozen or more parts of Boston for permanent enjoyment by Boston residents and visitors.

The Fund seeks lands for conservation and community gardening or other outdoor enjoyment but not for organized, competitive athletic games. The Fund initiates land purchases and makes down payments to secure open spaces in the city and set them aside permanently for neighborhood outdoor enjoyment.

For money, the Fund seeks grants from government and gifts or grants from foundations, corporations and individuals. Part of each gift helps cover Fund operating expenses..

The Fund accepts gifts of land or of interests in land, whether vacant or built-up. Memorial names may be attached to gifts of money or of land.

The Fund intends not to be long-term manager of lands it helps acquire. Before buying any major property, Boston Natural Areas Fund seeks a long-term land management understanding with a host neighborhood group or with an appropriate non-profit corporation or with a government agency.



NOEA mostly
255, good for
greening
Charlotte Kahn

723 8620
John Blawie
James Smith

Boston Natural Areas Fund, Inc.

working toward a greener city

73 Tremont Street, Boston, MA, 02108: 617-227-3285

December 29, 1983

Board of Directors

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William J. Smith, Chairman
Boston Conservation Commission

Robert L. Stearns, Vice President
The First National Bank of Boston

Harvey Steinberg, President
Beacon Construction Company, Inc.

Boston Redevelopment Authority
Robert J. Ryan, Director
City Hall, Boston, Mass., 02201

1, 2, 3 Highland Avenue, Roxbury

Dear Mr. Ryan:

To create new neighborhood liveability,
Boston Natural Areas Fund, Inc., seeks to buy and keep
forever open and green three contiguous vacant lots at
Kittredge Square, Roxbury: Assessors Parcels #3502, 3503
and 3504, Ward 9, formerly numbered 1,2,3 Highland Avenue, Roxbury.
These vacant lots are owned by the City of Boston Real
Property Department who say the Redevelopment Authority
requested a "hold" on these lots. They are not part of
any designated redevelopment parcel.

We ask that the Authority lift its "hold"
so the Fund may buy these three lots in order to keep them
open and green forever for neighborhood living enjoyment.

A December 16, 1983, neighborhood letter asking
the Fund to make the purchase is enclosed.

Please send us a copy print of whatever "release"
memo is sent to Real Property on these three lots.

Sincerely,

John Blackwell, Director,
Boston Natural Areas Fund, Inc.,

c: Bernard Shadrawy, Commissioner
Boston Real Property Department

Edward L. Cooper, President

9 Linwood Square, Roxbury, 02119

Boston Natural Areas Fund Inc.
John Blackwell, Director
73 Tremont Street, Boston 02108

16 December 1983

1, 2, 3 Highland Avenue

Dear Mr. Blackwell:

For permanent benefit to our neighborhood we ask Boston Natural Areas Fund to buy three adjoining vacant lots at the northwesterly corner of Linwood Street and Highland Avenue, Roxbury. These vacant lots are marked on the diagram with this letter.

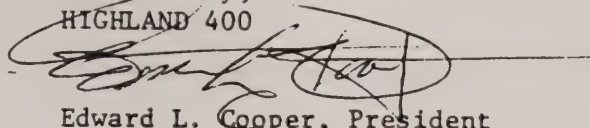
The open-ness and green-ness of these lots would permanently benefit all of Kittredge Square. The Square is formed by the junctions of five streets: Dorr St., Millmont St., Linwood St., Highland Street and Highland Avenue. Alvah Kittredge Park, in the midst of these streets, was recently rebuilt by the City but is principally a mass of concrete: concrete sidewalks, concrete benches, fat concrete bollards, and some sapling trees.

The huge and historic Greek Revival Alvah Kittredge house at 10 Linwood Street has virtually no yard space in front or on either side of it. And there is no front yard whatever for the eleven three-story brick row houses -- 50 through 70 Highland Street -- which face the Square, nor at 2, 4 and 6 Linwood Street, which adjoin the Kittredge House.

Future need of affordable housing has been mentioned as reason for building again on the three lots we seek to keep open. We point instead to the large existing supply of unused and under-used dwellings in Kittredge Square neighborhood: the eleven Highland Street newly re-opened buildings, mentioned above; 2, 4, 6, 14, 16, 18 and 20 Linwood Street, boarded up awaiting rehabilitation; 21, 23, 25 and 27 Linwood Street, now being rehabilitated, and the boarded up row of six more Highland Street brick houses from Linwood St. to Cedar Street.

For the benefit of present and future occupants of all these structures as well as the benefit of all HIGHLAND 400 members and their homes we ask again that Boston Natural Areas Fund Inc. buy if it can the adjoining vacant lots at 1, 2 and 3 Highland Avenue.

Yours truly,
HIGHLAND 400



Edward L. Cooper, President

cc: Bernard Shadrawy, Commissioner
Boston Real Property Department

Robert J. Ryan, Director
Boston Redevelopment Authority



Boston Natural Areas Fund, Inc.
working toward a greener city

73 Tremont Street, Boston, MA, 02108: 617-227-3285

January 4, 1983

Board of Directors

Oliver F. Ames, Director
Fiduciary Trust

Eugenie Beal, Former Director
*The Environment Department,
City of Boston*

Richard E. Bennink, Director
*The Fund for Preservation of
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The First National Bank of Boston

Harvey Steinberg, President
Beacon Construction Company, Inc.

Robert J. Ryan, Director
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

1,2,3 Highland Avenue, Kittredge Square

Dear Mr. Ryan:

The resident owner of 4 Highland Avenue, letter herewith, supports our proposal to purchase 1,2,3 Highland Avenue, Kittredge Square, to establish a permanent green space for neighborhood enjoyment.

We would welcome word from your office that you lift your "hold" on these lots which are wholly owned by City of Boston Real Property Department and are not part of any designated redevelopment area.

Yours truly,

John Blackwell
Executive Director

cc: Mrs. Lorean Sealey

Commissioner Shadrawy

Boston Real Property Department

John Blackwell
Boston Natural Areas Fund, Inc.
73 Tremont Street
Boston, Mass. 02128

December 28, 1983

Dear Mr. Blackwell:

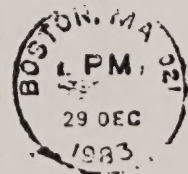
We are happy the Fund has bought my husband's garden, next to my house, so we can continue to garden in it.

Now I understand the Fund would like to preserve forever open and green the land along side the other side of my house, #1, 2, + 3 Alvah Kittredge Park.

We favor having the Boston Natural Areas Fund buy that land at the corner of Linwood Street and Alvah Kittredge Park.

Yours Truly
Lorean Sealey

Mrs. Lorean Sealey
4 Alvah Kittredge PK
Roxbury, Mass. 02119



Mr. John Blackwell
Boston Natural Areas Fund, Inc.
73 Tremont Street
Boston, Mass. 02128



ROXBURY ACTION PROGRAM

10 LINWOOD STREET • ROXBURY, MASSACHUSETTS 02119 • (617) 442-4400

June 7, 1985

Mr. Major Lewis
Assistant Director
Boston Redevelopment Authority
Boston City Hall, 9th Floor
1 City Hall Plaza
Boston, MA 02201

Dear Mr. Lewis;

Roxbury Action Program is in support of the Boston Natural Areas Fund Proposal to maintain 1,2, and 3 Kittredge Square as open space.

With the recent addition of 26 families to the immediate Kittredge Square area this additional green open space is welcome and needed.

We urge you to give positive consideration to this request.

Sincerely,

Marjorie Hicks
Neighborhood Service
Coordinator



**City of Boston
Neighborhood
Development and
Employment Agency**

15 Beacon Street
Boston, Massachusetts 02108
617/720-4300

June 11, 1985

Magor Lewis
Assistant Coordinator
Boston Redevelopment Authority
City Hall
Boston, MA 02118

Dear Mr. Lewis,

We are pleased to hear that the BRA is proposing to transfer the land on which the tot lot/park at 123 Highland Roxbury is sited to the Boston Natural Areas Fund. It has become a permanent feature in the area. The neighbors using it have an incentive to become involved in its future. Boston Urban Gardeners and Roxbury Action Program entered into a contract with NDEA over a year ago to construct the tot lot and maintain it for two years. Since that time, more improvements have been added and the area has been maintained adequately.

Small open areas for play and recreation such as this one are needed in residential areas as they, once again, become densely populated neighborhoods.

We hope that the board approves this land acquisition by BNAF.

Thank you

Robbin Peach
Assistant Director
Urban Design NDEA

RP:g

